

Brentwood Planning Board

Minutes

October 20, 2016

Members Present: Bruce Stevens, Chair Kevin Johnston, Vice-Chair
 Mark Kennedy Steve Hamilton
 Matt Bergeron Bob Mantegari, BOS rep
 Lorraine Wells, Alternate
 Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00 pm.

Motion made by Hamilton, 2nd by Kennedy to give Wells voting rights: all were in favor.

Public Hearing:

7:00 pm: Site Plan Review: Brentwood Distribution - tax map 205.019

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Motion made by Hamilton, 2nd by Wells to accept jurisdiction: all were in favor.

Cory Belden of Altus Engineering and Marco and Kristen Carrier were present for this hearing tonight.

Belden said they are proposing a 98,000 sf of paved area for additional storage for a “laydown” area of the bagged bark mulch. All the stored material in this expanded area will be bagged, and not loose. ZBA variances were granted for this expansion, and are noted on the plan. He said there will be no utilities, no lighting, this is just for storage of ballets of the bags, 2 pallets high (about 12 feet).

Greenwood’s comments were reviewed at this time (on file), and they will satisfy any issues noted by Greenwood. Town engineer Steve Cummings review letter (on file) was discussed and Belden said that they will take care of any concerns of Cummings. Belden said they had submitted a Special Use Permit request, and Greenwood will contact Cummings regarding this, so that Cummings can advise the Board on the best way to proceed.

Fire protection consultant Nick Cricenti of SFC Engineering had provided a letter (on file), and he expressed concerns about travel aisles. Marco Carrier said that they will be stockpiling the material through the winter months, and want to pack them in and do not need access until late spring. He said putting in aisles for vehicles would take away too much of the area needed for storage. Belden will contact Cricenti to come to a solution regarding this.

Belden said they met with the Conservation Commission, who provided 3 recommendations for this development, and he said they agree with the recommendations.

Exeter Planner Dave Sharples was present (town of Exeter is an abutter) and said he has no objections, that any concerns he may have had have been answered.

Belden said they have applied for a Conditional Use Permit to impact the 50 foot wetlands buffer.

Motion made by Stevens, 2nd by Kennedy to grant a Conditional Use Permit in accordance with RSA 674:21.II and Brentwood’s Land Use Document, Article 700.002.006.002 (on file), based on the following:

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Motion made by Bergeron, 2nd by Johnston that this meets criteria A: all in favor.

Motion made by Mantegari, 2nd by Hamilton that this meets criteria B: all in favor.

Motion made by Mantegari 2nd by Hamilton that this meets criteria C: all in favor.

Motion made by Mantegari, 2nd by Hamilton that this meets criteria D: all in favor.

Motion made by Mantegari, 2nd by Hamilton that this meets criteria E: all in favor.

The motion to grant the Conditional Use Permit was carried by unanimous vote.

Motion made by Mantegari, 2nd by Bergeron to continue this hearing to November 17, at 7:00 pm: all were in favor. Belden and the Carriers thanked the Board for their time this evening.

Greenwood will prepare any draft zoning amendments for one of the PB November meetings, for members to review.

Motion made by Hamilton, 2nd by Wells, to approve the October 6 minutes: the motion carried with Mantegari, Bergeron and Johnston abstaining as they were not present.

Motion made by Hamilton, 2nd by Mantegari to adjourn at 8:15 pm: all were in favor.

Respectfully submitted,

Kathy St. Hilaire
Administrative Assistant,
Planning Board